

ARCHITECTURAL REVIEW BOARD
DARIEN, CONNECTICUT
MINUTES
FEBRUARY 23, 2016

Members Present: Brown, Gadsden, Geiger, Greene, Hughes, Lawrence, Macdonald, Reilly
Staff Present: Keating

The meeting was called to order at 8:00 P.M.

ARB #02-2016

Old Town Hall Homes, 719 Boston Post Road, DB-1-DBR Zone
Proposed facades for redevelopment and proposed sign.

William Crosskey, the architect for the project, presented the design for a new residential building at 719 Boston Post Road. The single building shall contain fifty-five units and shall have articulated facades including bow or bay windows to lessen the overall mass of the building. The building shall sit on a cultured stone veneer 16" high base. The first and second stories shall be sheathed in Hardie Plank in Khaki Brown clapboard and the upper/third floor in Hardie Plank Cobblestone clapboard. The windows and vertical trim pieces shall be in Hardie Plank Arctic White. The roof shall be architectural shingles in Weathered Wood. The signage shall consist of the address in half inch thick bronze pin letters in Arial font located on the entrance canopy. A hanging lamp shall be located under the canopy with carriage sconces lighting decks and patios.

ARB asked the architect to restudy and resubmit the design of the cupolas in relation to the chimneys. The Board suggested that the cupolas be made larger and the chimneys reduced in size. Other than the chimney / cupola issue, the architectural design of the building was approved by the ARB.

ARB #03-2016

Four Forks LLC, 7 Tokeneke Road, CBD Zone
Proposed wall sign and window decal.

Megan Ruppenstein, owner, of the new catering business presented the request for signage. The existing awning shall be removed and the resulting exposed windows shall be painted white. The 95" wide wall sign shall consist of 7.25 high vinyl pin letters in Charcoal Purple PMS 438. The 9" high medallion logo shall be Orange PMS 158. Signage inside the windows shall consist of white, vinyl letters 2.5" high and 10" orange medallions.

ARB approved the designs as presented.

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ARB #34-2015

1340 Boston Post Road, SB Zone

Proposed facade for a new building.

Lily Jordan, Shake Shack representative, David Genovese, Baywater Properties, and Robert Maslan, Attorney, presented the plan for a new building at the above location. The single story, 3,100 square foot building shall have an attached 800 square foot patio for outdoor seating. The exterior of the structure will be clad in Atas Gray, corrugated aluminum sheeting laid horizontally and diagonally. A canopy will cover a portion of the outdoor patio which shall have teak top tables and square Sunbrella white umbrellas. Signage and/or logos are not allowed on the umbrellas. Atas International aluminum siding, in a smooth texture, shall be in color Silversmith and will be used both diagonally and horizontally on the upper levels of the building.

A request was also made for approval of the proposed signage. Shake Shack will need to apply to ZBA for variances on their signage request which consist of letter sizes ranging in height from 15" on the side of the building to 24" letters and logo on the front of the structure. The burger logo shall be PMS 369 green accent with push through lighting.

ARB voted to support the application to the ZBA for all proposed variances with the exception of the burger logo located high up in the building peak on the southwest elevation. The Board found that logo to be unnecessary and distracting since a smaller and identical logo and signage is to be located 10 feet lower on the same building facade. The final decision on the variances rests with ZBA.

Other Business:

Arthur Collins discussed his concerns about the Darien Playhouse marquee interfering with the visibility of the entrances of the retail spaces below the structure. ARB suggested removing the marquee structure and placing the Darien Playhouse letters over the new entrance to the movie theatre. A detailed plan will need to be submitted for review and action by the ARB.

Minutes from the January meeting were approved.

Respectfully submitted,

Cherie Greene